008.0	0002	0026.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	719,800 / 719,800
					USE VALUE:	719,800 / 719,800
					ASSESSED:	719,800 / 719,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		MARION RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OSTERBUR DAVID L	
Owner 2:	FECHTEL KIM	
Owner 3:		
Street 1:	46 MARION ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,289 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Aluminum Exterior and 1252 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7289.000	208,900		510,900	719,800
Total Card	0.167	208,900		510,900	719,800
Total Parcel	0.167	208,900		510,900	719,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 574.92 | /Parcel: 574.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 7272
GIS Ref
GIS Ref
Insp Date 10/06/17

!783!

PREVIOUS ASSESSMENT

Parcel ID: 008.0-0002-0026.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	208,900	0	7,289.	510,900	719,800	719,800	Year End Roll	12/18/2019
2019	101	FV	188,600	0	7,289.	542,900	731,500	731,500	Year End Roll	1/3/2019
2018	101	FV	188,600	0	7,289.	396,000	584,600	584,600	Year End Roll	12/20/2017
2017	101	FV	188,600	0	7,289.	344,900	533,500	533,500	Year End Roll	1/3/2017
2016	101	FV	188,600	0	7,289.	293,800	482,400	482,400	Year End	1/4/2016
2015	101	FV	177,300	0	7,289.	287,400	464,700	464,700	Year End Roll	12/11/2014
2014	101	FV	177,300	0	7,289.	236,300	413,600	413,600	Year End Roll	12/16/2013
2013	101	FV	177,300	0	7,289.	224,800	402,100	402,100		12/13/2012

PRINT

Date	Time
12/10/20	16:30:15

LAST REV

Date	Time
10/11/17	09:32:26

apro

PAT ACCT. 783

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARTIGNETTI LEO	27712-310		9/26/1997		228,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/2/2016	1346	Shed	4,700	O				8X12 SHED

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2017	Meas/Inspect	HS	Hanne S
5/18/2009	Meas/Inspect	189	PATRIOT
4/5/2000	Inspected	276	PATRIOT
3/22/2000	Missed Appt.	270	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	264	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	7272
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7289		Sq. Ft.	Site		0	80.	0.88	1									510,936						510,900	

Total AC/HA: 0.16733 | Total SF/SM: 7289 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 510,936 | Spl Credit | Total: 510,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	302822
Depreciation:	93875
Depreciated Total:	208947

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	4	Baths:	1	HB	1

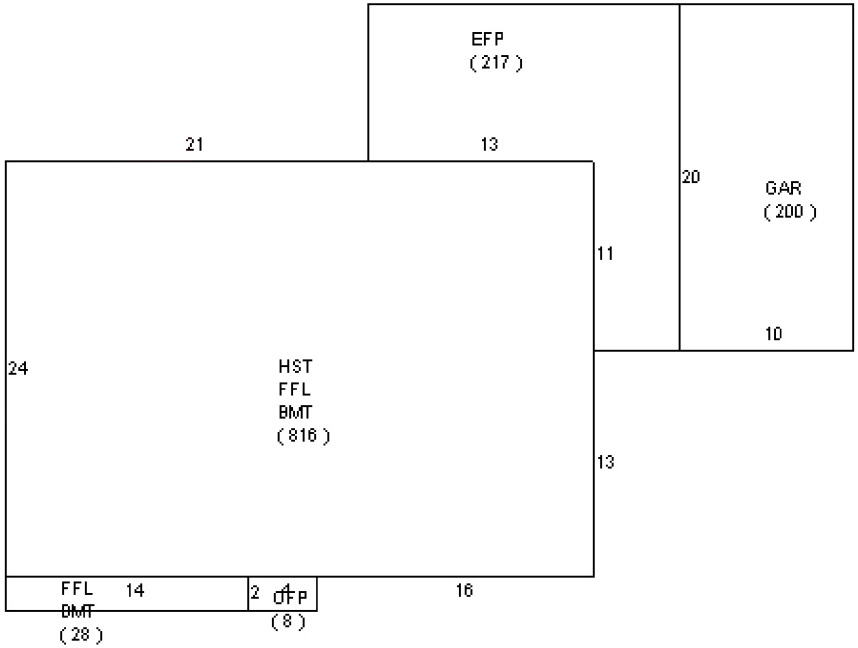
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	4	M
Totals			
1	6	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	141.74
Special Features:	0	Val/Su Net:	82.86
Final Total:	208900	Val/Su SzAd	166.85

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	844	42.520	35,888
FFL	First Floor	844	141.740	119,625
HST	Half Story	408	141.740	57,828
EFP	Enclos Porch	217	39.770	8,629
GAR	Garage	200	27.500	5,499
OFP	Open Porch	8	44.000	352

Net Sketched Area:	2,521			Total:	227,821
Size Ad	1252	Gross Are	2929	FinArea	1252

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

008.0-0002-0026.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	2017	0.00	T	1.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	